NSTRUMENT PREPARED WITHOUT BENEFIT OF TITLE SEARCH

This instrument was prepared by
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Montevallo, AL 35115-0091 205/665-5076

Send Tax Notice to: Kyle E. Cleveland
(Name)
(Address) 1340 West Navajo Drive
Alabaster, AL 35007

WARRANTY DEED

STATE OF ALABAMA
SHELBY **COUNTY** } **KNOW ALL MEN BY THESE PRESENTS,**

That in consideration of THIRTY-FIVE THOUSAND DOLLARS and 00/100, ($35,000.00)

to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt whereof is acknowledged, I or we,

Marguerite Ann Cleveland, an unmarried woman

(herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto

Kyle E. Cleveland

(herein referred to as grantee, whether one or more), the following described real estate, situated in SHELBY County, Alabama, to-wit:

Lot 8 Block 6 according to Navajo West Sector of Navajo Hills as recorded in Map Book 5, Page 80, in the Probate Office of Shelby County, Alabama.

SUBJECT TO:
Property taxes for 1998, and subsequent years.
Easements and restrictions of record.
Any and all lawful claims against the estate of Joseph Edward Cleveland, pursuant to Case Number 36-244, as filed within the Probate Office of Shelby County, Alabama, with Letters Testamentary having been issued to Kyle Edward Cleveland, on or about February 25, 1998. Kyle Edward Cleveland is one and the same person as Kyle E. Cleveland.

JOSEPH EDWARD CLEVELAND DECEASED, TESTATE, ON OR ABOUT MARCH 26, 1997, AND LEFT THE SURVIVING GRANTEE, MARGUERITE ANN CLEVELAND, TO SURVIVE SAID DECEDENT. SAID MARGUERITE ANN CLEVELAND IS OVER THE AGE OF NINETEEN (19) YEARS AND OF SOUND MIND.

1998-25259

07/06/1998-25259
01:44 PM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
001 MCD 9.50

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I (we) have hereunto set my (our) hand(s) and seal(s) this 30 day of June, 19 98

(Seal)

Marguerite Ann Cleveland (Seal)
Marguerite Ann Cleveland

(Seal)

(Seal)

(Seal)

(Seal)

STATE OF ALABAMA
SHELBY **County** } General Acknowledgment

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Marguerite Ann Cleveland whose name(s) is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, she executed the same voluntarily on the day the same bears date.

Given under my hand and official seal, this 30 day of June, 19 98

MY COMMISSION EXPIRES JANUARY 3, 2000

Notary Public

My Commission Expires: